

CONDOR
DEVELOPERS

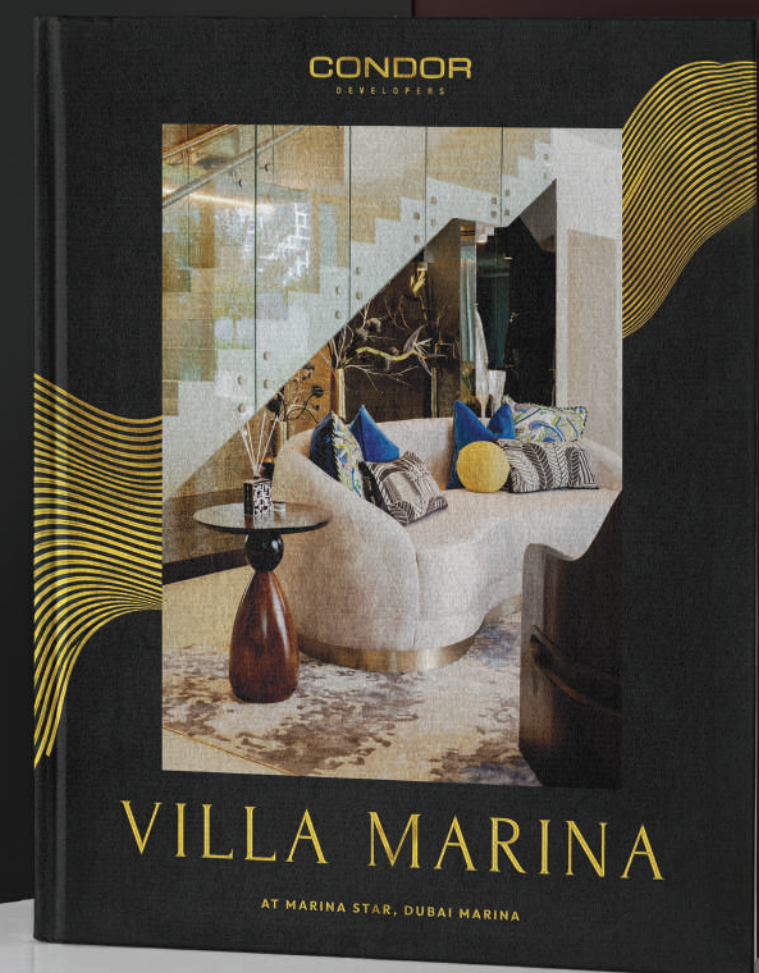


VILLA MARINA

AT MARINA STAR, DUBAI MARINA

THE HOME SHOULD
BE THE TREASURE
CHEST OF LIVING.

- LE CORBUSIER -



A woman with long blonde hair is seen from the back, wearing a wide-brimmed straw hat with a large tan ribbon bow. She is looking out over a body of water towards a hazy coastline under bright, warm sunlight. The scene is peaceful and evocative of a summer day.

A HOUSE BY
THE SEA SHOULD BE
A HOUSE OF DREAMS.

- L.M. MONTGOMERY -

WHY DUBAI?

A GLOBAL CITY OF OPPORTUNITY & LUXURY

Dubai is more than just a destination—it's a global powerhouse of innovation, luxury, and opportunity. With its world-class infrastructure, tax-free investment benefits, and strategic location connecting East and West, Dubai continues to attract elite investors and high-net-worth individuals from around the world.



UNRIVALED LUXURY

Home to some of the world's most prestigious hotels, fine dining, and designer shopping.



HIGH RENTAL YIELDS

One of the highest-performing real estate markets globally.



SAFETY & STABILITY

One of the safest cities in the world, with a thriving economy and strong governance.



TAX-FREE INVESTMENT

No property tax, no capital gains tax—maximize your returns.



GOLDEN VISA PROGRAM

Secure long-term residency with your property investment.



A VISIONARY FUTURE

Smart city innovations, sustainable living, and record-breaking developments.





LUMINOUS LIVING REDEFINED

5

BEDROOMS + MAIDS



MARINA VIEW TERRACES



OUTDOOR GARDEN SANCTUARY



ENTERTAINMENT HAVEN

5

BATHROOMS



POWDER ROOM



CHEF'S KITCHEN WITH MARBLE ISLAND



DUPLEX LAYOUT

LIGHT MEETS LUXURY

Step into a residence where abundant natural light dances across meticulously curated interiors. This extraordinary duplex seamlessly blends sophisticated design with thoughtful living spaces, creating an environment that both inspires and comforts. From the statement backlit onyx feature wall to the harmonious mix of textures and custom furnishings, every element has been carefully orchestrated to elevate the modern luxury experience.

TWO FLOORS, LIMITLESS POSSIBILITIES

The thoughtfully designed duplex layout creates a natural flow between social gatherings and private moments. The lower level invites connection through its open entertaining spaces, while the upper floor offers serene retreats for rest and reflection.

Perfect for families, this dual-level sanctuary allows for both togetherness and privacy—children can play while adults entertain, or everyone can gather in the shared spaces for memory-making moments. Experience the rare luxury of space that adapts to your lifestyle, where each floor complements the other to create a complete vision of sophisticated living.



REFINED COMFORT

THE MASTER BEDROOMS

The master suites blend timeless comfort with contemporary refinement. Bathed in soft natural light, these personal retreats feature premium textiles, bespoke furnishings, and thoughtful details that elevate everyday living.

Each space balances luxury with functionality—from the integrated work areas to the carefully curated décor elements—creating environments that nurture both rest and inspiration. The warm neutral palette, accented with rich textures and subtle pops of color, ensures a harmonious sanctuary that welcomes you home.

MASTER BEDROOM





Meticulous refinement in every corner



MASTER BEDROOM



MASTER BEDROOM





FRESH LUXURY,
YOUTHFUL SPIRIT

A CANVAS OF LIGHT & TEXTURE

Natural light filters through elegant drapery, bathing the junior master bedroom in a gentle glow that enhances its serene atmosphere. The understated luxury of neutral tones and curved furnishings creates a refined sanctuary where sophistication meets tranquility—an effortless escape from the ordinary.



MARINA VIEWS



JUNIOR MASTER BATHROOM 1



JUNIOR MASTER BATHROOM 1





BLUE REVERIE



JUNIOR MASTER BEDROOM 2

Rich browns and blues harmonize in sophisticated repose



WELCOME THAT ENDURES

PRIVATE SANCTUARIES

These elegant bedroom retreats offer each family member their own personal haven. Each room provides a perfect blend of privacy and pampered comfort, creating individual spaces that reflect the home's commitment to luxury.

Plush bedding, refined finishes, and subtle design touches create atmospheres that invite relaxation and rejuvenation. With their own sanctuary to retreat to, family members experience moments of solitude while remaining connected to the heart of this exceptional residence.

BEDROOM 1



BEDROOM 1



BEDROOM 1









SUNSETS WORTH COMING HOME TO



YOUR URBAN OASIS

TRANQUILITY AMID THE CITY

This private terrace offers a perfect blend of serenity and sociability, with uninterrupted marina views as your constant companion. Lush greenery surrounds an elegant dining pavilion designed for gatherings both intimate and grand. As boats drift by and city lights twinkle, this sophisticated outdoor extension becomes more than a space—it becomes the backdrop for your most cherished moments.

OUTDOOR SEATING



OUTDOOR SEATING



Marina views meet perfect winter evenings



ALFRESCO DINING



PERFECTION IS
FOUND IN THE
DETAILS,
AND LUXURY IS
PERFECTION.



RADIANT DINING

LIGHT-FILLED LUXURY

Floor-to-ceiling windows flood this culinary space with natural light, creating an atmosphere where gastronomy meets panoramic splendor. The sleek design harmonizes with breathtaking views, making meal preparation and dining equally spectacular experiences. Whether hosting an intimate gathering or preparing a family meal, the boundary between indoors and out dissolves as the marina vista becomes an essential ingredient in every culinary creation.



KITCHEN



KITCHEN

Materials and craftsmanship in every exquisite detail

Vibrant pop art meets luxurious finishes in this playful yet sophisticated dining space. The bold black and gold palette creates a dramatic canvas for memorable meals, while designer furnishings blend geometric precision with inviting comfort—transforming everyday dining into a gallery-worthy experience.

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DINING ROOM



DINING ROOM



Art frames conversation, gold anchors taste



YOUR COMFORT CORNER

FAMILY BY DESIGN

Where connection meets comfort. This serene space balances sophisticated design with inviting warmth, creating the perfect setting for family movie nights or quiet contemplation. Marina views frame conversations while textured elements and artistic touches add depth to a room designed for both togetherness and solitude—a versatile retreat that adapts to life's many moments.

PANTRY



FOYER







SUNLIT SOPHISTICATION

FORM FOLLOWS FLAIR

The heart of the duplex bathes in natural radiance while offering unparalleled comfort. Curved seating creates intimate conversation spaces, complemented by sculptural tables and carefully curated accessories. Textural elements and reflective surfaces play with light throughout the day, while the backlit onyx feature wall adds dramatic warmth to evening gatherings. This is a space designed for both vibrant social occasions and quiet moments of contemplation.

LIVING ROOM



LIVING ROOM



Artistry flows through every space

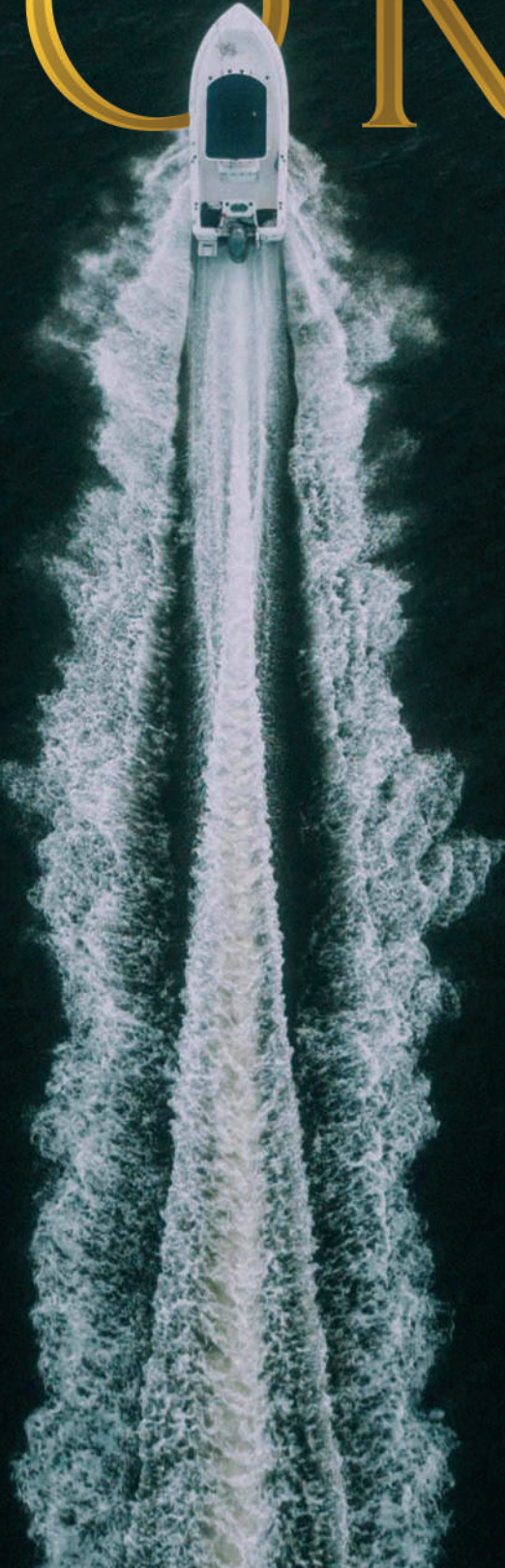
LIVING ROOM



LIVING ROOM



LUXURY BEYOND THE SHORE

An aerial photograph of a white yacht moving across dark, textured water. The yacht is positioned centrally, leaving a long, narrow, white wake that extends from the bottom of the frame towards the horizon. The water's surface is covered in small, dark ripples, giving it a grainy appearance.

YACHT LIFE

With the open marina as your backyard, indulge in the ultimate luxury of waterfront living. From tranquil yacht cruises to vibrant marina life, every moment celebrates elegance, freedom, and the unmatched privilege of calling the Dubai Marina home.



SERENITY IN SIGHT

From sunrise to starlight, the marina's ever-changing beauty unfolds like a living masterpiece. An extraordinary perspective, designed for those who see the exceptional.



WHERE THE SKY MEETS THE SEA

THE JEWEL OF WATERFRONT LIVING

Nestled in the prestigious Dubai Marina, The Condor Marina Star Residences stands as the crown jewel in one of the city's most coveted locations. This waterfront paradise offers breathtaking views, world-class entertainment, and an unparalleled lifestyle—the ultimate address for those who demand the finest Dubai has to offer.



PRIME LOCATION

Minutes from Palm Jumeirah, Bluewaters Island, and Sheikh Zayed Road.



ICONIC SKYLINE VIEWS

A stunning fusion of water, city, and sky, making every sunset unforgettable.



MARINA GRANDEUR

Steps from a vibrant waterfront with fine dining, luxury retail, and exclusive yacht clubs.



LUXURY & CONVENIENCE

Close to top-tier schools, healthcare, and the city's best shopping destinations.



HIGH APPRECIATION & DEMAND

A sought-after area with strong investment potential.



PRIME POSITIONING

Sheikh Zayed Road and Marina both accessible within 2 minutes.

PREMIUM WITHOUT EXCEPTION

AMENITIES BEYOND COMPARE

Marina Star elevates daily living with a carefully curated collection of premium amenities. The panoramic infinity pool showcases breathtaking marina views, while the fitness center, elegant reception, and rejuvenating spa facilities provide the perfect balance of wellness and sophistication—seamlessly extending the luxury experience beyond your residence.



GRAND RECEPTION



PREMIUM GYM



PANORAMIC POOL



MARBLE-CLAD LOBBY



DEDICATED PARKING



REJUVENATING SAUNA



THERAPEUTIC STEAM ROOM

PREMIUM GYM



PANORAMIC POOL





4,437 sq ft.

BALCONY AREA

4,486 sq ft.

LIVING AREA

FIRST FLOOR

A BLUEPRINT FOR LUXURY

The upper level blends privacy with outdoor living. Thoughtfully positioned bedrooms offer peaceful retreats while spacious terraces extend living areas outdoors, maximizing marina views and natural light throughout. Each element is precisely arranged to enhance both daily comfort and visual impact.

9,283 sq ft.

SIZE

Over 4,000 square feet of boundless possibility, where space itself becomes the ultimate luxury.



MARINA VIEW TERRACES

Expansive outdoor spaces with direct marina boardwalk views



PRIVATE ACCESS

Direct private entry ensures discreet arrival and departure at your convenience.

GROUND FLOOR

SEAMLESS INDOOR-OUTDOOR LIVING

The ground level celebrates connection and light. An expansive open floor plan dissolves boundaries between living spaces while maximizing natural illumination throughout. The generous outdoor areas extend the living experience to the marina's edge, creating perfect settings for both intimate gatherings and grand entertaining—all bathed in Dubai's brilliant sunshine.



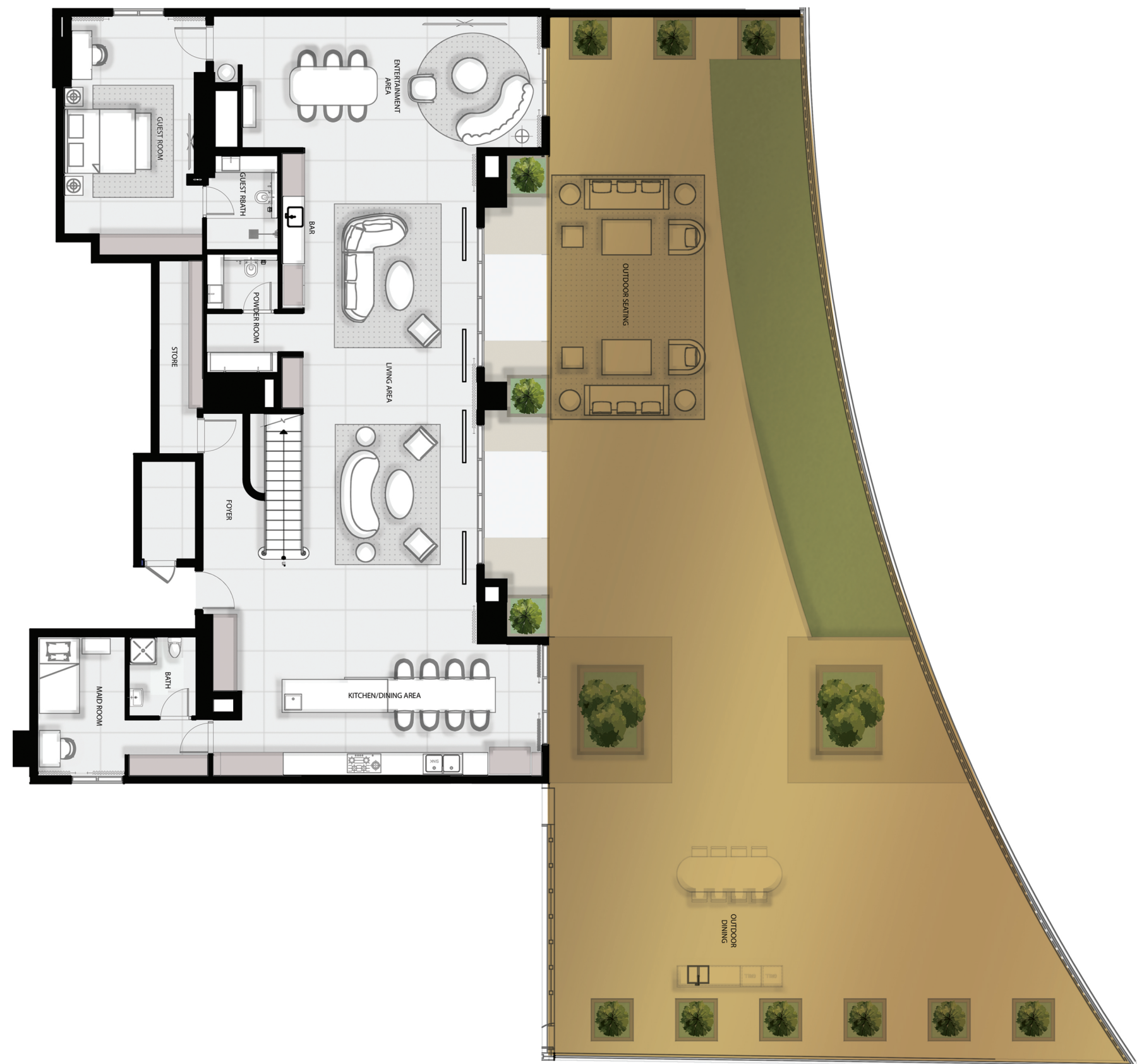
SPRAWLING OUTDOOR SANCTUARY

The expansive patio offers a perfect retreat in the heart of the city—ideal for socializing or simply enjoying the tranquil sounds of the marina.



INTELLIGENT LIVING

Seamless technology integration for effortless control of lighting, climate, security, and entertainment systems at the touch of a button.



LUXURY RESIDENCE SPECIFICATIONS

Discover the epitome of elegance and sophistication with our meticulously curated selection of premium finishes and fittings, designed to elevate your living experience.



SANITARY WARES & CP FITTINGS

- Luxuriously finished **Brushed Gold TOTO** sanitary ware and fittings for a refined touch of opulence.



FLOORING & WALL FINISHES

- Exquisite designer floor and wall tiles, inspired by the rich textures of European natural stone, creating a seamless blend of beauty and durability.



DOORS & HARDWARE

- Exquisitely crafted room doors** adorned with a textured leather finish featuring seamlessly integrated **concealed hinges** for a sleek and modern aesthetic.
- Entrance door locks & handles:** State-of-the-art **3D Face Smart Lock** by Apanoit, ensuring unparalleled security and sophistication.
- Internal door locks & handles:** Crafted by **DEVON**, offering an exquisite blend of form and function.



BATHROOMS

- A **serene sanctuary of sophistication**, featuring **elegant fluted glass shower partitions** that bring a touch of modern refinement.
- Luxurious travertine stone finishes**, evoking timeless elegance with natural warmth and texture.
- Custom-designed brushed gold fittings by TOTO**, meticulously crafted to enhance both aesthetics and functionality, exuding a sense of bespoke opulence.



KITCHEN FITTINGS

- Sink & Tapware:** **TOTO** kitchen tapware and sinks seamlessly merge innovation with elegance, making a bold and sophisticated statement.
- Travertine Marble Finish:** The kitchen showcases a **stunning tile finish** inspired by **travertine marble**, with delicate linear veins exuding timeless elegance.



WINDOWS & BALCONY DOORS

- Full-height, double-glazed windows and balcony doors designed to maximize natural light while ensuring energy efficiency and superior insulation.



ELEVATORS

- Private, whisper-quiet elevators engineered for innovation, safety, and seamless operation.



LIGHTING SOLUTIONS

- Downlights:** Advanced Light Tech fittings with premium Helvar drivers for efficient and ambient illumination.
- Cupboard & Counter Lights:** Seamless, sophisticated lighting solutions for effortless functionality.
- Cove Lights:** Elegantly integrated for a soft, inviting ambiance.



BESPOKE FURNISHINGS & SMART HOME TECHNOLOGY

- Motorized & Bespoke Curtains:** Luxurious fabrics with cohesive designs, framing panoramic views with exquisite detailing.
- Custom Furniture & Rugs** – Exquisitely crafted pieces designed for a refined living experience.
- Home Automation System** – Cutting-edge smart living at your fingertips.
- Designer Wallpaper** – Artisan-crafted, textural, and aesthetically striking. The Level 1 bar area features an exclusive Gucci wallpaper.
- Touch Screens & Keypads** – Sleek, state-of-the-art controls seamlessly blending aesthetics with functionality.
- Backlit Onyx Feature** – A statement of opulence, illuminating the dining and bar area with a warm, radiant glow.
- Designer Switches & Sockets** – A sophisticated range by Schneider, ensuring durability and style.
- Outdoor Dining** – Relax under a stylish pergola while enjoying breathtaking views of yachts and vibrant marine life.

WHERE THE SKY



5 Minutes
Jumeirah Beach Residences



24 Minutes
Dubai International Airport



25 Minutes
Dubai World Central



5 Minutes
Dubai Marina Mall



8 Minutes
The Palm Jumeirah



8 Minutes
Emirates Golf Club



18 Minutes
Burj Khalifa & Dubai Mall



18 Minutes
Downtown Dubai



18 Minutes
Dubai Opera House



19 Minutes
Dubai World Trade Centre



15 Minutes
Dubai Investment Park



18 Minutes
Dubai International
Financial Centre (DIFC)





ARCHITECTS OF LEGACY

ABOUT THE CONDOR GROUP

For four decades, Condor Group has been shaping skylines and redefining luxury living across the Middle East and Asia. With over 400 successfully completed projects, we have earned a reputation for delivering visionary real estate developments that combine innovation, sustainability, and architectural brilliance.

As Dubai's first green construction company, we are committed to creating sustainable, future-ready spaces without compromising on luxury. Our legacy is built on:

40+

YEARS OF EXPERIENCE

400+

PROJECTS DELIVERED

40000+

FAMILIES ENRICHED

At Condor, every project reflects our unwavering commitment to quality, trust, and customer satisfaction. Whether pioneering architecturally distinct residential enclaves or premium business development parks, we consistently exceed expectations, creating iconic spaces that inspire.

CONTACT DETAILS

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OPULENCE SPLENDOR DELIGHT LUSH BEAUTY
EXTRAVEGANCE GRANDEUR INDULGENCE
PALATIAL REFINED EXCLUSIVE STYLISH
ELEGANCE PRESTIGE COMFORT DEVELOPMENT
D VILLA MARINA OPULENCE SPLENDOR

CONDOR

DEVELOPERS

A NEW WAY TO LIVE